

**PRESIDENT**  
Boman Irani

**IMMEDIATE PAST PRESIDENT**  
Deepak Goradia

**PRESIDENT-ELECT**  
Ajay Ashar

**VICE PRESIDENTS**  
Domnic Romell  
Shrikant Joshi  
Jayesh Shah  
Shailesh Puranik  
Parag Shah  
Sukhraj Nahar

**HON. SECRETARY**  
Dhaval Ajmera

**TREASURER**  
Pritam Chivukula

**SPECIAL PROJECTS**  
Shahid Balwa  
Parag Munot  
Rajendra Chaturvedi  
Raajesh Prajapati  
Harshul Savla  
Parth Mehta

**HON. JT. SECRETARIES**  
Pratik Patel  
Tejas Vyas

**JT. TREASURERS**  
Mukesh Patel

**COMMITTEE MEMBERS**  
Harish Patel  
Nainesh Shah  
Bandish Ajmera  
Sandeep Raheja  
Subodh Runwal  
Rasesh Kanakia  
Deepak Gundecha

**SPECIAL ADVISORS**  
Abhishek Lodha  
Gautam Chatterjee  
Ar. Hafeez Contractor  
Anuj Puri  
Ankur Gupta  
Adv. Parimal Shroff

**INVITEE MEMBERS**  
Mohit Malhotra  
Jackbastian Nazareth  
Venkat K. Narayan  
Abhishek Kapoor  
Amit Thacker  
Gurminder Singh Seera  
Munish Doshi  
Nishant Agarwal  
Cherag Ramakrishnan  
Azim F. Tapia  
Jayesh C. Shah  
Shailesh Sanghvi  
Sunny Bijlani  
Binitha Dalal  
Sahil Parikh  
Nikunj Sanghavi  
Rushank Shah  
Ricardo Romell  
Samyag Shah  
Rushi Mehta  
Rajeev Jain

**YOUTHWING CONVENOR**  
Naman Shah

**PROCUREMENT CONVENOR**  
Nimish Ajmera

**WOMEN'S WING CHAIRPERSON**  
Mona Ajmera

**CREDAI-MCHI UNITS**  
THANE  
KALYAN-DOMBIVLI  
MIRA VIRAR  
RAIGAD  
NAVI MUMBAI  
PALGHAR BOISAR  
BHIWANDI  
SHAHAPUR-MURBAD  
URAN-DRONAGIRI  
ALIBAG  
KARJAT-KHALAPUR-KHOPOLI

To  
**Dr. Bhushan Gagrani (I.A.S.),**  
Additional Chief Secretary,  
Urban Development Department (I),  
Government of Maharashtra

**Sub: Suggestions from CREDAI-MCHI with regard to amendment in DCPR 2034 towards  
Elevation feature for Iconic Building**

**Respected Sir,**

In various interaction meetings and forum, you have been continuously encouraging CREDAI-MCHI to contribute with suggestions which shall play a crucial role in holistic urban development of Mumbai. Hon'ble Chief Minister of Maharashtra during his address at CREDAI-MCHI Property Exhibition also mentioned that we need to think beyond the match box type high rise buildings being built in the city.

Taking this challenge, CREDAI MCHI has worked together with Padma Bhushan Ar. Hafeez Contractor & his team led by Arch. Karl Wadia along with Er. Shashi Jadhav, Vice President PEATA to churn out certain suggestions to amend the DCPR 2034 in the elevation features so that iconic building development can take place in Mumbai.

Skyline is a manmade horizon that city's overall buildings create. it serves as a kind of fingerprint of a city, as no two skylines are alike. Being the financial capital of India, Mumbai is the economic driver of the country and hence it is pertinent to have unique urban design identity of this megapolis. How Mumbai manages its urbanization in the coming decades will determine its future. This requires political leadership, vision, capacity building and institutional reforms.

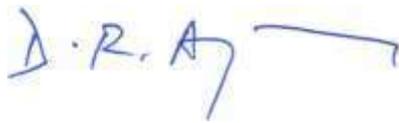
This is both a challenge and a unique opportunity. We hereby humbly submit our suggestions for your kind perusal and necessary action which can bring positive change in the urban design values of Mumbai.

We hope that the suggestion proposed will be duly considered and reviewed, we seek appointment for you along with your team to discuss all the suggestion in detail

Thanking you,

Yours faithfully,  
**For CREDAI-MCHI**

  
**Boman Irani**  
President

  
**Dhaval Ajmera**  
Hon. Secretary

Annexed : As Mentioned Above (Proposed suggestions are marked in Red Font)

**Exemption from FSI to be counted in FSI/Fungible Compensatory Area:****1. Exemption from FSI**

(iv) Areas covered by staircases/lift wells including lobbies and passage leading to more than one unit as specified, excluding those covered under DC Regulation No.31 (1) (iii) with special written permission of the Commissioner subject to payment of premium.

(xii) A chajja, cornice, ornamental features weather shade, sun-breaker, flower beds Max 750mm and 600mm below A.C. Platform etc at lintel level, only & vertical fins (excluding column); projecting not more than 1.2 m. from the face of the building as provided in sub regulation no. 42 ( e) (ii)(e)(i).

~~(xiii) A chajja, cornice, weather shade, sun-breaker over a balcony or gallery, as provided in sub regulation no.42(ii)(f)(i)~~

(xvii) Area of Amenity Center ( can be used of yoga/Fitness /entertainment only for use of Members of the building ) ~~one fitness centre /Yogalaya~~ for a Co-Op. Housing Society/Commercial /Industrial premise or Apartment Owners Association as provided in sub-regulation 37(28).

(xvii) Area of ~~Fire chutes~~ Fire evacuation lift as recommend by CFO as per policy from time to time

(xx) Service Floor of height ~~not exceeding 1.8 or~~ as stated in Regulation No. 37(32)

(xxi) Entrance lobbies / Atrium in ~~stilted portion~~, shall be allowed at ground level or at podium level where covered areas are being used as Community Centre as per regulation 37(28) height not exceeding height equivalent to four floor or one eighth of total height of building or min as per Height of room which ever as per project proponent requirement ~~7.2m. or height equivalent to two floor or height of stilt whichever is more.~~

(xxii) Open to sky swimming pool at any level (Where Community Centre for building is provided ) other than private habitable level ~~the terrace above the top most storey or on the top most podium only.~~

(xxiii) Area of the service ducts abutting Sanitary Block, kitchen not exceeding 1.2 m. in-depth. In case of high rise buildings higher width/size as per requirement and design approved by Commissioner but not exceeding 2.0 m. Area of AVS for Toilets /staircase to be allowed with min one side of AVS to abut toilet/ kitchen/passage /staircase and subject to M&E NOC by BMC or Consultant

(xxxii) Electrical Duct/ fire duct of clear depth not more than 0.90m ~~0.45 m and not abutting to any habitable room.~~

(xxxii) Area of electric meter /BMS Room or any room as required by CFO for services of firefighting may be allowed as per the specific requirements of MEP consultant . All essential building services / utility rooms shall be allowed ~~/service utility room/rooms having area of 10sq.m per 50 tenements at Basement /Ground/Stilt/Podium. In case of High~~

~~Rise building the meter room may be allowed as per the specific requirements of Electric Supply Company.~~

~~(xxxiv) Elevation feature or dome like structure above water tank/lift machine room/staircase room up to 2 m for building with height beyond 32 m & up to 70 m, 6 m for the building height beyond 70 m and up to 120 m and up to 9 m for building with height beyond 120 m with 60% voids in surface area/profile may be allowed. Crown features like dome etc on terrace of desired height with or without covering of terraces provided that covered terrace area is used for Community centre as per regulation 37(28) with special permission of commissioner~~

(xxxi) Area of voids on lower floors to be allowed free of FSI due to planning constraint with cross or mid-level beams to avoid misuse

(xxxii) Additional height of refuge to be allowed to be counted one in refuge area (not 1.5times) free of FSI

(xxxiii) Vertical gardens terrace of single/double or additional height accessible from common area to be allowed free of FSI

(xxxiv) refuge to be allowed min 3.75% to max 8% free of FSI

(xxxv) Terraces at intermediate floor levels / Cantilever terraces/ Terrace top cantilever subject to min open space to be 1.5m in 33(5), 33(7), 33(9), 33(10) and 2.5m for all other cases of larger height with special approval of commissioner to be allowed free of FSI

(xxxvi) Terraces on top of podium abutting amenity floor / stilt common area to be allowed free of FSI with landscape

(xxxvii) Sky bridge between buildings as per CFO requirement for rescue or over the road between buildings for hospitals to be allowed free of FSI including terrace on top of same with special permission of commissioner

(xxxviii) Corner plots providing space for public art to be allowed free of FSI with zero open space, and to be maintained for a period of 30 years by Project proponent. Additional FSI benefit to allow land for public use to be allowed 50% of land area over and above permissible FSI

(xxxix) Covering over public foot path to be allowed for public use and to be maintained for a period of 30 years. Additional FSI benefit to allow land for public use to be allowed 50% of land area over and above permissible FSI

(xxxx) Structural Columns outside building to be counted once in FSI, and free of FSI on upper levels

(xxxxi) Sky lights on terrace / podium tops to be allowed of any height with special permission of commissioner free of FSI

(xxxxii) If Entire or partial Ground floor / stilt is allowed for public use for landscape or connectivity between roads, same to be allowed of any height and to be maintained by applicant for a period of 30 years. Additional FSI benefit to allow land for public use to be allowed 50% of land area over and above permissible FSI

Note:

- i. Areas covered by the projections exceeding those specified in clauses xii, xiii, xxiii, xxiv and xxxiii above shall be counted in FSI.
- ~~ii. Open to sky swimming pool at any level other than (xxii) above and excluding at ground level as provided in Regulation No 42 (ii)(a), shall be counted in FSI.~~
- iii. Any passage by whatever name not covered under DCR 31(1) shall be counted in FSI.
- iv. ~~Areas covered by projections of building line at upper level having height more than or equal to twice the floor height shall not be counted in FSI at stilt level or at podium Level . Terraces formed at private habitable level will be counted once in FSI~~

### **37. Requirements of parts of buildings**

**(18) Porch:** A porch, if any, of any length and width shall be at least 1.5 m clear of the plot boundary, shall have a level difference of 0.3 m in relation to the level of the floor; ~~the area of a porch upto 5.5 m in length (parallel to the main building)~~ shall not be counted towards FSI. A parapet wall not more than 1.5 m ~~0.23 m~~ in height is permissible over a porch. ~~The Commissioner may permit larger porches for mercantile, institutional, IT, Mall, Commercial, hotel and public buildings.~~

**(19) Canopy:** A cantilevered and un-enclosed canopy of any length and width with level difference of 0.3 m in relation to the floor level may be permitted over each entrance and staircase, if a clear distance of at least 1.5 m is maintained between the plot boundary and the outer edge of the canopy. The minimum clear height of the canopy shall be 2.2 m. ~~The Commissioner may permit larger canopies for mercantile, institutional, IT, Mall, Commercial hotel and public buildings.~~

**(22) Common Terraces:** Common Terraces shall not be sub-divided and shall be accessible by a common staircases/lift. The terraces may be used for additional recreational green area over and above the mandatory LOS requirement under these Regulations, provided that the terrace shall be designed and made impervious considering recreational green area. The terraces will also serve as community open spaces for the occupants of the building. The terraces may allowed for roof top farming/ gardening Overhang of terrace to the any extent of ~~1.20 m~~ beyond building line subject to requirement of open spaces as required under regulation No 47 or with permission of Chief Fire Officer. ~~as per Regulation no 42(e) & 42(f) may be allowed from elevation point of view.~~

Provided further that completely commercial buildings including buildings of residential hotels, terraces may be permitted to be used as restaurant; subject to condition that no inflammable material shall be used and safety and security shall be ensured. No construction whatsoever, temporary or permanent, except service platform & toilet block, shall be permissible.

#### **(24) Boundary wall and main entrance:**

##### **(i) Boundary wall-**

(a) Except with the permission of the Commissioner, the maximum height of a boundary wall shall be 2.4 m above the surrounding ground level of plot. A boundary wall more than 2.4 m height may be permitted ~~if the top 0.9 m is of open type construction, to facilitate through vision.~~

(b) At a corner plot, the height of the boundary wall shall be restricted to 0.75 m for a length of 10 m on the front and side of the inter-section and the balance height of 0.75 m if required in accordance with (i) above may be made up of open type construction (through railings).

**(28) Community centre ~~Yogalaya or Fitness Centre:~~** In every residential ~~non residential~~ building, either existing or constructed or proposed to be constructed for the use of existing or proposed Co-Operative ~~Housing~~ Society or an Apartment Owners Association, a ~~Community Centre consisting of~~ Yogalaya , fitness, library , reading room, entertainment , play /games area / covered swimming pool including toilet facilities will be permitted subject to following conditions:

i. The application for the proposed ~~Community centre Yogalaya or Fitness Centre~~ shall be made by the Registered Co-Operative ~~Housing~~ Society/Apartment Owners Association of the buildings that has been issued the occupation certificate/BCC. The owner/developer may make an application for proposed ~~Community centre Yogalaya or Fitness Centre~~ with registered undertaking stating that constructed ~~Community Centre Yogalaya or Fitness Centre~~ shall be handed over to proposed Co-

Operative ~~Housing~~ Society/Apartment Owners Association; and in turn shall ensure the handing over on completion.

ii. The area of such centre shall be allowed free of FSI equivalent to ~~6 (Six)~~ ~~2(two)~~ percent of the total BUA for every building distributed as desired.

Any additional BUA, in excess of this limit would be counted towards FSI.

iii. The ~~Community Centre~~ shall not be used for any purpose other than ~~activities mentioned above for fitness centre activities and Reading Room.~~

iv. The ~~Community Centre~~ ~~Yogalaya or Fitness Centre~~ activities shall be exclusively confined for to the members of the concerned ~~housing~~ society or an Apartment Owners Association.

v. The ownership of the premises of the ~~Community Centre~~ ~~Yogalaya or Fitness Centre~~ shall vest only with the concerned society or the apartment owner's association as the case may be.

vi. In case of larger layout where there is existing/proposed Club House in layout RG under regulation 27 of these regulations, then the ~~area of club house shall be considered in community Centre Area .~~ ~~Yogalaya or Fitness Centre in the individual building shall not be permissible free of FSI.~~

**(31) Podium:** A podium may be permitted in plot admeasuring 1000 sqm or more.

The podium provided with ramp may be permitted in one or more level, total height not exceeding ~~32~~ ~~m~~ ~~45m~~ above ground level.

Podium not provided with ramp but provided with car lifts may be allowed subject to minimum two numbers, for vehicles up to 200 parking and one additional car lift for every 100 parking beyond 200 parking or part thereof. The podium shall be used for the parking of vehicles, provision of DG set, and substation as per requirement of electric supply company. Further, drivers' room, toilet block, society office, Air Handling Unit (AHU) and ~~Community centre~~ ~~Yogalaya or Fitness Centre~~, swimming pool on ~~top most~~ podium open to sky may also be permitted without affecting recreational area if provided and if other requirements of these Regulations are fulfilled.

The LOS as laid down under Regulation No 27, may be provided as per note therein. The additional LOS, if any, may be provided on the podium.

Podium may be allowed to be constructed beyond building line ~~up to 1.5m distance from compound wall &~~ in the required front open space under the provisions of these Regulations provided clear distance of 3.0 m between plot boundary/edge of road and podium line is maintained. Such podium may be extended beyond the building line in consonance with provisions of Regulation 47(1).

Ramps may be provided in accordance with DC Regulation 37(16).

**(32) Service Floor:** A service floor of ~~any~~ height ~~not exceeding 1.8 m~~ may be provided in a building exclusively for provision/diversion of services / MEP equipment subject to requirement from MEP Consultant ~~– Provided further that a service floor with height exceeding 1.8 m may be allowed in a building of medical use or in building having height more than 70 m with~~ the special permission of Commissioner with reasons recorded in writing.

**Regulation 42 ( e)**

**Vertical Elevation members :-** Non-structural vertical solid columns / pillars / fins of any shape and size within projection not more than 2.0 m from a building line

**(i) Horizontal Elevation member :-**

- a) Ornamental projection, cornice , flower beds etc projecting not more than 2.0 m from building line at + 45 cm level from private Habitable floor. No ornamental projection, flower beds, etc. shall be permissible, which will reduce the width of the required open space to less than 2.5 m and 1.5m in case of 33(5)/33(7),33(9) and 33(10) Further ornamental projections etc. shall be permissible upto 0.60 m in Gaothan area for the plots admeasuring up to 250 sqm. However, in case of redevelopment scheme under Regulation No.33(7) where marginal distances are less, ornamental projection maximum up to 0.45 m may be allowed.
- b) Horizontal A chajja weather shade, sun-breaker of any shape projecting not more than 1.2m from building line ; at level not less than + or - 45cm from habitable floor level. Ornamental mouldings may be allowed of width not more than 45 cm . No chajja, weather shade, sun-breaker etc. shall reduce the width of the required open space to less than 2.5 m. Further chajja, weather shade, sun breaker projections etc. shall be permissible upto 0.60 m in Gaothan area for the plots admeasuring upto 250 sqm. However, in case of redevelopment scheme under Regulation No.33(7) where marginal distances are less, chajja projection maximum up to 0.45 m may be allowed.
- c) Chajja , weather shed of various aesthetic shapes will be allowed with the special permission of commissioner.
- d) Box elevation :- Horizontal Box elevation up to a depth of 1.2m will be allowed with RCC wall at building line and Top of Box elevation shall be at + 50cm from Habitable slab.

- (ii) **A.C. Plat forms :-** Platform of width with safety railing in RCC / metal not more than 1.2 m and length 2.0 m at the height not less than + OR - 0.60 m above floor level for installation of Air-conditioning purpose not reducing the open spaces as per above , Full height ornamental. Louvers will be allowed for elevation purpose maximum up to 0.45 m may be allowed.

~~(f)(i) A chajja, cornice, weather shade, sun-breaker over a balcony or gallery, its projection not exceeding 0.75 m from the balcony or gallery face with a level difference of 0.6 m in relation to the floor level. However, in case of redevelopment scheme under Regulation No.33(7) where marginal distances are less, chajja projection maximum up to 0.45 m may be allowed.~~

~~(ii) The Ornamental projection, flowerbed etc. over a balcony or gallery, its projection not exceeding 0.75 m. from the balcony or gallery.~~

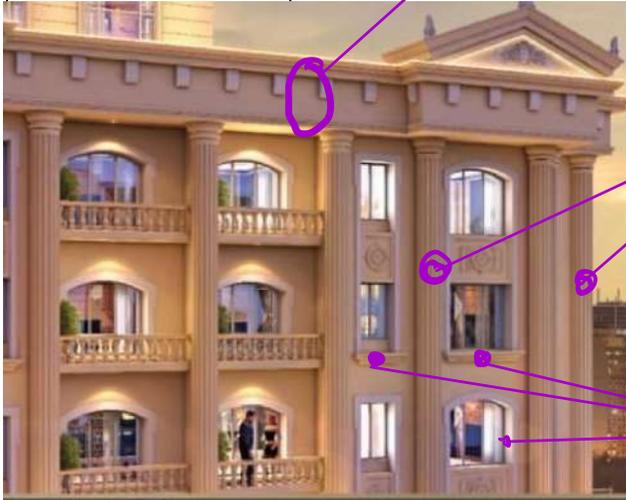
~~(iii) Platform of width not more than 0.45 m and length 2.0 m at the height not less than 0.60 m above floor level for installation of Air conditioning split unit not reducing the open spaces as per above.~~

DCR Regulation	Existing Regulation	Proposed Regulation
Regulation 42 (e )(i)	A chajja, cornice, weather shade, sun-breaker; at lintel level, only and Vertical fins (excluding columns) projecting not more than 1.2 m from the face of the building.	<p data-bbox="793 227 1003 256"><b>Regulation 42 ( e)</b></p> <p data-bbox="793 293 1959 353"><b>Vertical Elevation members :-</b> Non-structural vertical solid columns / pillars / fins of any shape and size within projection not more than 2.0 m from a building line</p> <p data-bbox="825 397 1234 427"><b>(i) Horizontal Elevation member :-</b></p> <p data-bbox="867 464 1969 694">a) Ornamental projection, cornice , flower beds etc projecting not more than 2.0 m from building line at + 45 cm level from private Habitable floor. No ornamental projection, flower beds, etc. shall be permissible, which will reduce the width of the required open space to less than 2.5 m Further ornamental projections etc. shall be permissible upto 0.60 m in Gaothan area for the plots admeasuring up to 250 sqm. However, in case of redevelopment scheme under Regulation No.33(7) where marginal distances are less, ornamental projection maximum up to 0.45 m may be allowed.</p> <p data-bbox="867 701 1969 961">b) Horizontal A chajja weather shade, sun-breaker of any shape projecting not more than 1.2m from building line ; at level not less than + or - 45cm from habitable floor level. Ornamental mouldings may be allowed of width not more than 45 cm . No chajja, weather shade, sun-breaker etc. shall reduce the width of the required open space to less than 2.5 m. Further chajja, weather shade, sun breaker projections etc. shall be permissible upto 0.60 m in Gaothan area for the plots admeasuring upto 250 sqm. However, in case of redevelopment scheme under Regulation No.33(7) where marginal distances are less, chajja projection maximum up to 0.45 m may be allowed.</p> <p data-bbox="867 969 1969 1028">c) Chajja , weather shed of various aesthetic shapes will be allowed with the special permission of commissioner.</p> <p data-bbox="867 1035 1969 1095">d) Box elevation :- Horizontal Box elevation up to a depth of 1.2m will be allowed with RCC wall at building line and Top of Box elevation shall be at + 50cm from Habitable slab.</p> <p data-bbox="835 1132 1969 1273"><b>(ii) A.C. Plat forms :-</b> Platform of width with safety railing not more than 1.2 m and length 2.0 m at the height not less than + OR - 0.60 m above floor level for installation of Air-conditioning split unit not reducing the open spaces as per above , Full height ornamental. Louvers will be allowed for elevation purpose</p>

Box Elevation.

Chajja, weather shed of aesthetic shape

Illustrations



Vertical Elevation

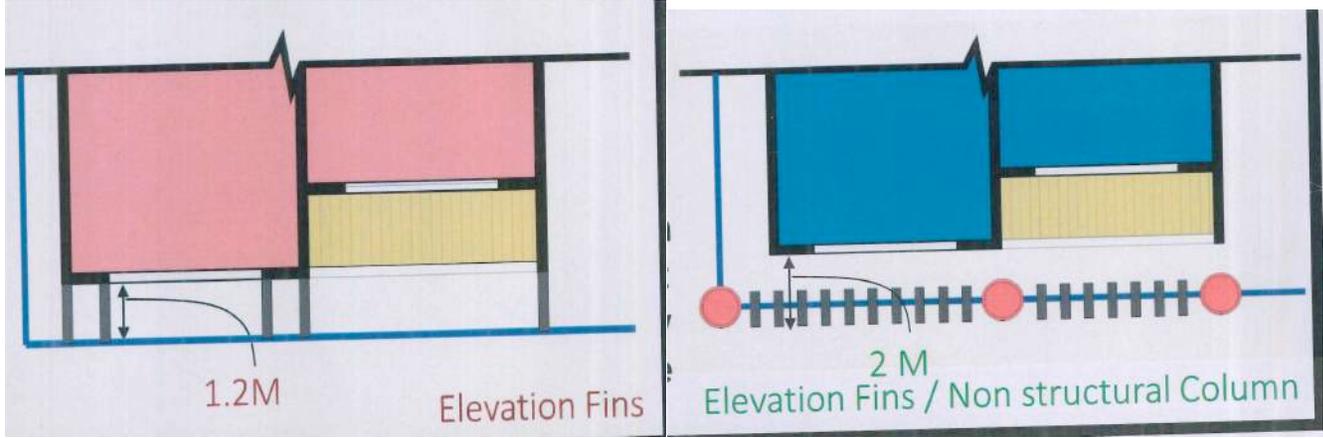
Ornamental Moulding.



Vertical Elevation



Horizontal Elevation

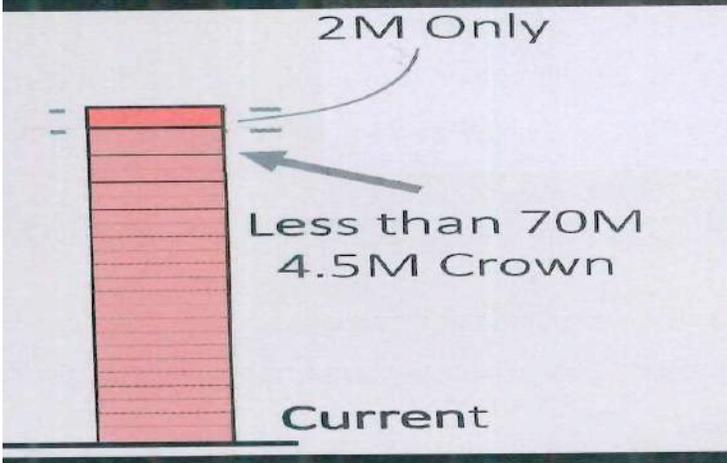
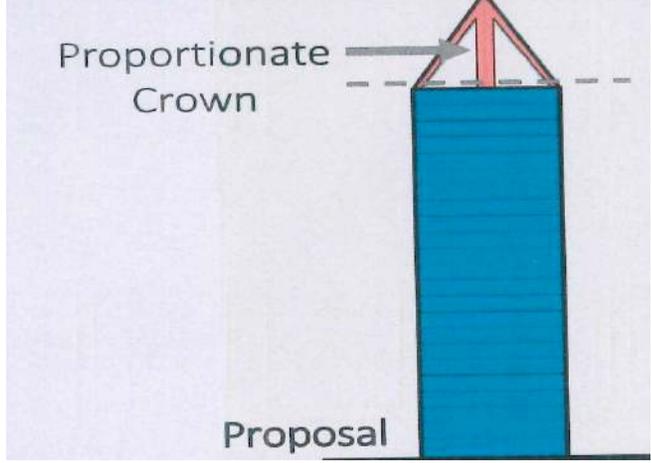


1.2M

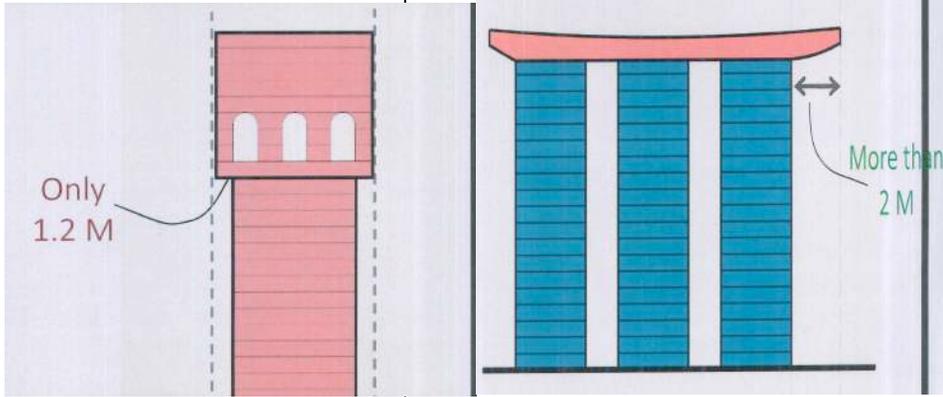
Elevation Fins

2 M

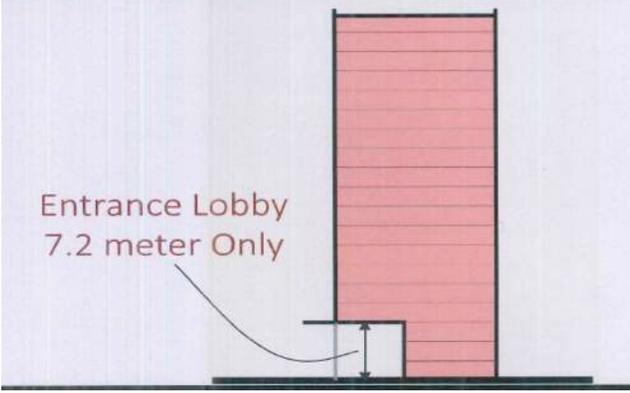
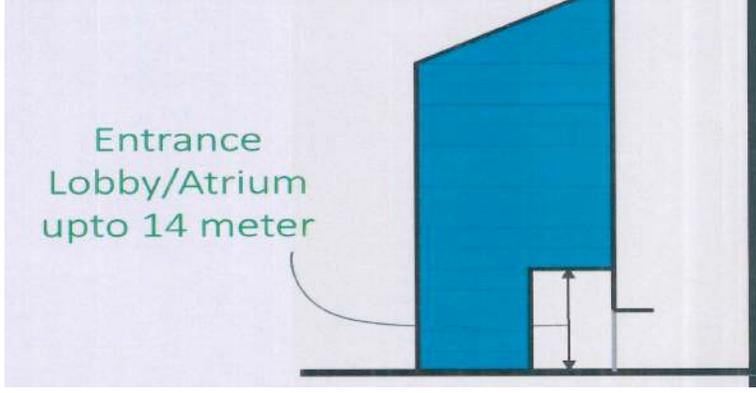
Elevation Fins / Non structural Column

DCR Regulation	Existing Regulation	Proposed Regulation
Regulation 31 (xxxiv)	Elevation feature or dome like structure above water tank/lift machine room/staircase room up to 2 m for building with height beyond 32 m & up to 70 m, 6 m for the building height beyond 70 m and up to 120 m and up to 9 m for building with height beyond 120 m	31(xxxiv):  Crown features like dome etc on terrace of desired height with or without covering of terraces provided that covered terrace area is used for Community centre as per regulation 37(28) with special permission of commissioner
Illustration		



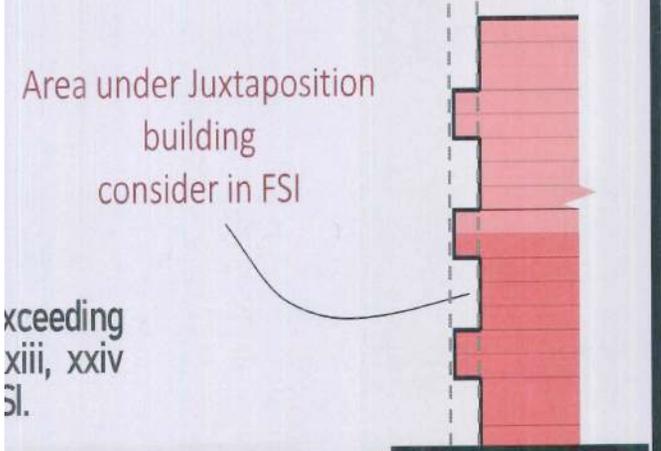
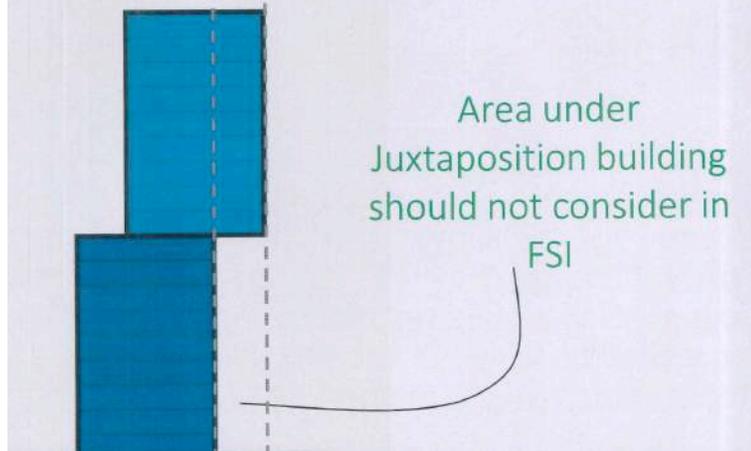
DCR Regulation	Existing Regulation	Proposed Regulation
Regulation 37 (22)	Overhang of terrace to the extent of 1.20 m beyond building line subject to requirement of open spaces as per Regulation no 42(e) & 42(f) may be allowed from elevation point of view	<b>37(22): Common Terraces:</b> Common Terraces shall not be sub-divided and shall be accessible by a common staircases/lift. The terraces may be used for additional recreational green area over and above the mandatory LOS requirement under these Regulations, provided that the terrace shall be designed and made impervious considering recreational green area. The terraces will also serve as community open spaces for the occupants of the building. The terraces may allowed for roof top farming/ gardening Overhang of terrace to the <b>any extent of 1.20 m</b> beyond building line subject to requirement of open spaces <b>as required under regulation No 47 or with permission of Chief Fire Officer.</b>
Illustration	 <p>The illustration consists of two side-by-side architectural drawings. The left drawing shows a red building facade with a red terrace. A dashed vertical line indicates the building line, and a horizontal line shows the terrace overhang. A label 'Only 1.2 M' points to this overhang. The right drawing shows a blue building facade with a blue terrace. A dashed vertical line indicates the building line, and a horizontal line shows the terrace overhang. A label 'More than 2 M' points to this overhang.</p>	



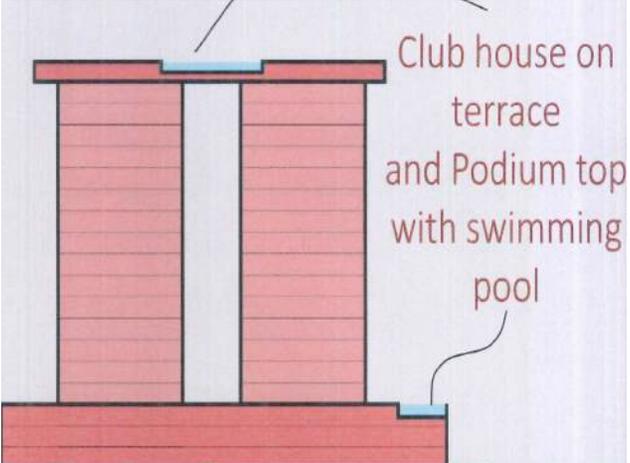
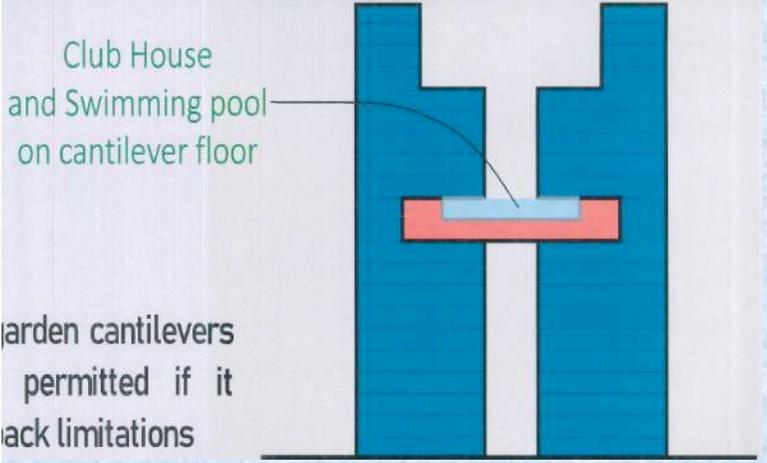
DCR Regulation	Existing Regulation	Proposed Regulation
Regulation 31 (xxi)	Entrance lobbies in stilted portion, height not exceeding 7.2 m. or height equivalent to two floor or height of stilt whichever is more	<p>31(xxii) Entrance lobbies / Atrium in stilted portion, shall be allowed at ground level or at podium level (where covered areas are being used as Community Centre as per regulation 37(28) ) of height not exceeding height equivalent to four floor or one eighth of total height of building whichever is more 7.2m. or height equivalent to two floor or height of stilt whichever is more.</p> <p>31(2) (xviii) : Area of Community Centre provided as per regulation 37(28),</p> <p>Delete:- 31(1) note (ii)</p>
Illustration	 <p>Entrance Lobby 7.2 meter Only</p>	 <p>Entrance Lobby/Atrium upto 14 meter</p>





DCR Regulation	Existing Regulation	Proposed Regulation
Regulation 31 (note-)		i. 31 Note (iv) Areas covered by projections of building line at upper level having height more than or equal to twice the floor height shall not be counted in FSI at stilt level or at podium Level . Terraces formed at private habitable level will be counted once in FSI
Illustration	 <p>Area under Juxtaposition building consider in FSI</p> <p>exceeding xiii, xxiv Sl.</p>	 <p>Area under Juxtaposition building should not consider in FSI</p>



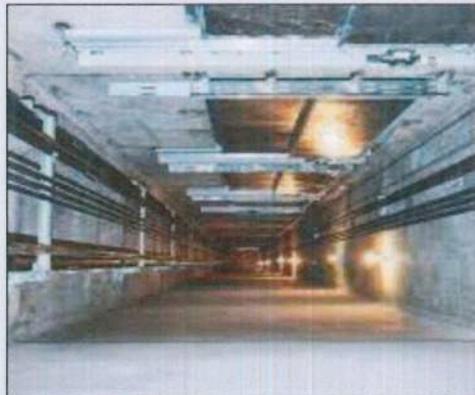
DCR Regulation	Existing Regulation	Proposed Regulation
Regulation 31(xxii & Note -i)	ii) Open to sky swimming pool at any level other than (xxii) above and excluding at ground level as provided in Regulation No 42 (ii)(a), shall be counted in FSI. xxii) Open to sky swimming pool at the terrace above the top most storey or on the top most podium only	31(xxii) ) Open to sky swimming pool at <b>any level (at locations where Community Centre for building is provided ) other than private habitable level</b> <del>the terrace above the top most storey or on the top most podium only.</del>
Illustration	 <p>Club house on terrace and Podium top with swimming pool</p>	 <p>Club House and Swimming pool on cantilever floor</p> <p>garden cantilevers permitted if it ack limitations</p>

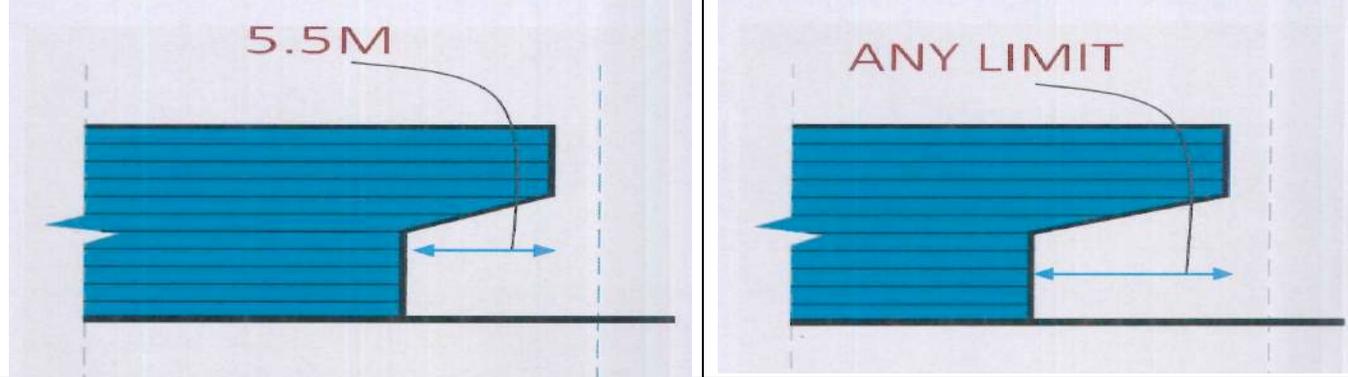
DCR Regulation	Existing Regulation	Proposed Regulation
Regulation 31( 1) (iv)	Areas covered by staircases/lift wells including lobbies as specified, excluding those covered under D.C. Regulation No. 31(1) (iii) with special written permission of the commissioner subject to payment of premium.	31(1) ( iv) Areas covered by staircases/lift wells including lobbies and passage leading to more than one unit as specified, excluding those covered under DC Regulation No.31 (1) (iii) wit

Illustration



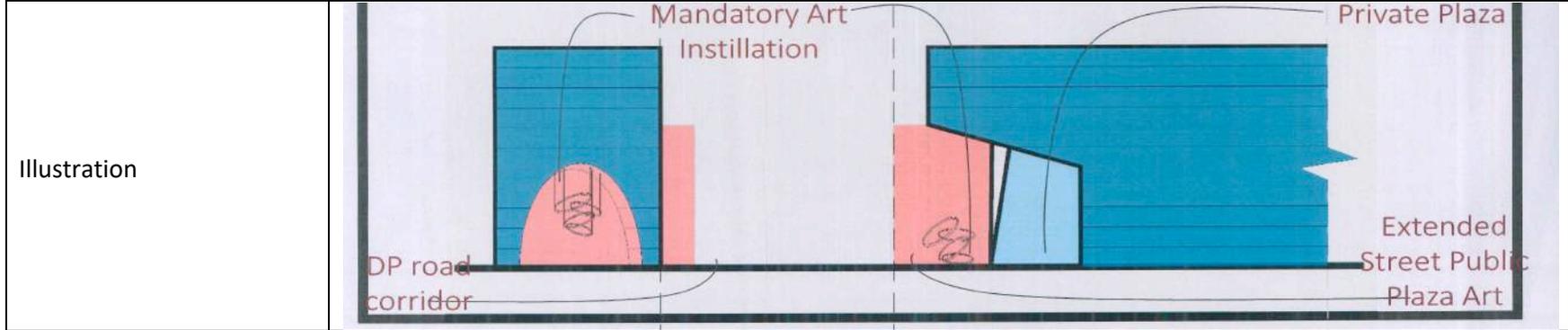
DCR Regulation	Existing Regulation	Proposed Regulation
Regulation 37 (32)	Service floor : Service floor of the height not exceeding 1.8 mtrs may be provided in the building exclusively for the provision/ diversion of services. provided further that a service floor with height exceeding 1.8 m may be allowed in a building of medical use or in building height more than 70 m with special permission of commississone with reasons recorded in writing	<b>37 (32) Service Floor:</b> A service floor of <b>any</b> height <del>not</del> exceeding <del>1.8 m</del> may be provided in a building exclusively for provision/diversion of services / <b>MEP equipment</b> <b>subject to requirement from MEP Consultant</b> .

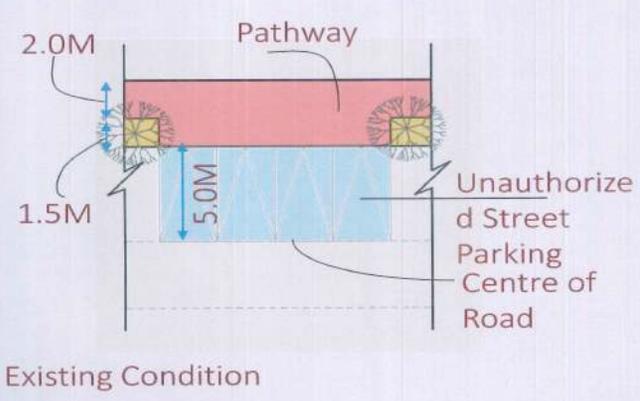
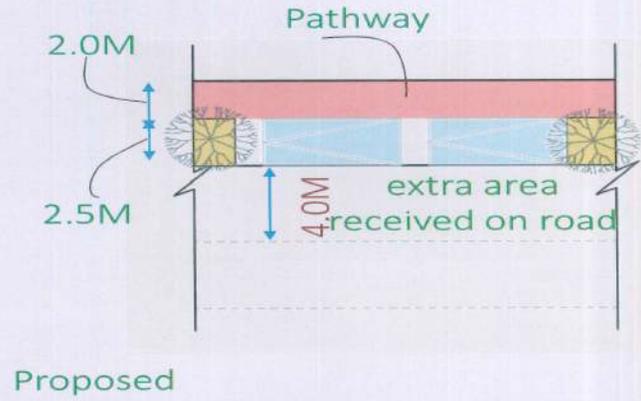


DCR Regulation	Existing Regulation	Proposed Regulation
Regulation 37 (19)	<p>A cantilevered and unenclosed canopy over common entrance and each common staircase not more than 5.5 M. long and at least 2.2 M. above ground level. The outer edge of the canopy shall be at least 1.5 M. from plot boundary. An unenclosed porch open on three sides, not more than 5.5 M. in length parallel to the main building in front of common entrance only and expect rear open space. No part of such porch shall be less than 1.5 M. from the plot boundary.</p>	<p><b>37(18) Porch:</b> A porch, if any, of any length and width shall be at least 1.5 m clear of the plot boundary, shall have a level difference of 0.3 m in relation to the level of the floor; <del>the area of a porch upto 5.5 m in length (parallel to the main building)</del> shall not be counted towards FSI. A parapet wall not more than 1.5 m 0.23 m in height is permissible over a porch. <del>The Commissioner may permit larger porches for mercantile, institutional, IT, Mall, Commercial, hotel and public buildings.</del></p> <p><b>37 (19) Canopy:</b> A cantilevered and un-enclosed canopy of any length and width with level difference of 0.3 m in relation to the floor level may be permitted over each entrance and staircase, if a clear distance of at least 1.5 m is maintained between the plot boundary and the outer edge of the canopy. The minimum clear height of the canopy shall be 2.2 m.</p>
Illustration		

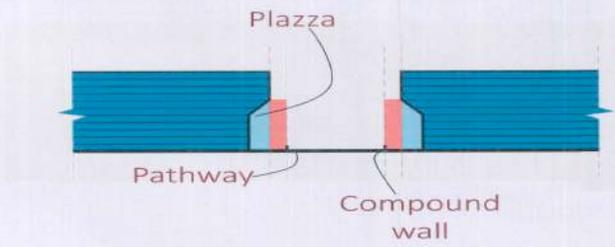
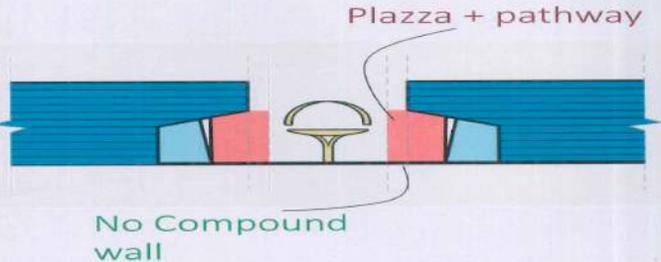


DCR Regulation	Existing Regulation	Proposed Regulation
Regulation 13 (7)	The Commissioner may permit temporary use of POS such as Gardens, Leisure Parks, multi-purpose community centers, libraries, reading rooms, public halls, Heritage area and Heritage Precincts, educational complexes, parking lots, institutional areas and the like for the purpose of Art and Culture including circus, jatra, folk dance, meditation etc.	The Commissioner may permit temporary use of POS such as Gardens, Leisure Parks, multi-purpose community centers, libraries, reading rooms, public halls, Heritage area and Heritage Precincts, educational complexes, parking lots, institutional areas and the like for the purpose of Art and Culture including circus, jatra, folk dance, meditation etc. <b>and installation of Artistic sculpture on private and public street for asthetic purpose.</b>



DCR Regulation	Existing Condition	Proposed Changes
	<p>STREET PARKING-EXISTING TREES ALONG WITH PAVEMENT</p> <p>Parking should be integrated along with the existing tree line. Space between trees should be used for parking so that more road width can be provided.</p>	<p>The Space between tree plantation along streets is not efficient for pedestrian apthway. These spaces should be used for parking or seating so that space can be efficiently used. Parking close to the street should be recessed along with internal tree line. Local trees to be used.</p>
<p>Illustration</p>	 <p>The diagram shows a cross-section of a street with a red 'Pathway' and a blue 'Unauthorized Street Parking' area. A tree is shown on the left with a 2.0M height and a 1.5M width. The parking area is 5.0M wide. A dashed line indicates the 'Centre of Road'.</p> <p>Existing Condition</p>	 <p>The diagram shows the same cross-section but with a 2.5M wide 'Pathway' and a 4.0M wide 'extra area received on road' for parking. The tree height is 2.0M and width is 1.5M.</p> <p>Proposed</p>



DCR Regulation	Existing Condition	Proposed changes
	<p>BARRIER FREE- NO COMPOUND WALL CULTURE PUBLIC AREA</p> <p>Parking should be integrated alongwith the existing trees line. Space between trees should be used for parking so that more road width case be provided.</p>	<p>The Space between tree plantation along streets is not efficient for pedestrian apthway. These spaces should be used for parking or seating so that space can be efficiently used. Parking close to the street should be recessed along with internal tree line</p>
<p>Illustration</p>	 <p>Existing Condition</p>	 <p>Proposed</p>



DCR Regulation	Existing Regulation	Proposed Regulation
<p>Regulation 37 ( 28) (ii) ( Fitness Center/Yogalaya)</p>	<p>The are of such center shall be allowed free of Fsi equivalent to 2(two) percent of the BUA for every building distributed as desired</p>	<p><b>37(28) Community centre Yogalaya or Fitness Centre:</b> In every residential <del>non residential</del> building, either existing or constructed or proposed to be constructed for the use of existing or proposed Co- Operative <del>Housing</del> Society or an Apartment Owners Association, a <b>Community Centre consisting of</b> Yogalaya , fitness, <b>library , reading room, entertainment , play /games area / covered swimming pool</b> including toilet facilities will be permitted subject to following conditions:</p> <p>i. The application for the proposed <b>Community centre</b> <del>Yogalaya or Fitness Centre</del> shall be made by the Registered Co-Operative <del>Housing</del> Society/Apartment Owners Association of the buildings that has been issued the occupation certificate/BCC. The owner/developer may make an application for proposed <b>Community centre</b> <del>Yogalaya or Fitness Centre</del> with registered undertaking stating that constructed <b>Community Centre</b> <del>Yogalaya or Fitness Centre</del> shall be handed over to proposed Co-Operative <del>Housing</del> Society/Apartment Owners Association; and in turn shall ensure the handing over on completion.</p> <p>ii. The area of such center shall be allowed free of FSI equivalent to <b>6 (Six)</b> <del>2(two)</del> percent of the total BUA for every building distributed as desired.</p> <p>Any additional BUA, in excess of this limit would be counted towards FSI.</p> <p>iii. The <b>Community Centre</b> shall not be used for any purpose other than <b>activities mentioned above</b> <del>for fitness centre activities and Reading Room.</del></p> <p>iv. The <b>Community Centre</b> <del>Yogalaya or Fitness Centre</del> activities shall be exclusively confined for to the members of the concerned <del>housing</del> society or an Apartment Owners Association.</p> <p>v. The ownership of the premises of the <b>Community Centre</b> <del>Yogalaya or</del></p>

		<p><del>Fitness Centre</del> shall vest only with the concerned society or the apartment owner's association as the case may be.</p> <p>vi. In case of larger layout where there is existing/proposed Club House in layout RG under regulation 27 of these regulations, then the <b>area of club house shall be considered in community Centre Area</b> . <del>Yogalaya or Fitness Centre in the individual building shall not be permissible free of FSI.</del></p>
Regulation 31 (1) (xxx) (xxxii)	DG room and meter room within building line are considered in FSI.	31 (1) (xxxii) Area of electric meter <b>may be allowed as per the specific requirements of Electric Supply Company including all essential building services / utility rooms</b>
Regulation 48 ( 8) Refugee floor	The refugee area shall be 4% of the habitable floor area its serves, and will be free of FSI. With the written permission of the Commissioner due to planning constrain it may allowed to exceed upto maximum limit of 4.25%. The excess area shall be counted in FSI	<p><b>48 ( 8) Refugee floor</b></p> <p>(i) The refuge area shall be preferably provided within building line at floor level.</p> <p>(iii) In case of high rise buildings having height more than 32 m, first refuge area shall be provided at 24 m or at 1st habitable floor, whichever is higher. Thereafter, the refuge area shall be provided at every 7th habitable floor. The refuge area shall be <b>4% ( 3.5 % to 4.5% )</b> of the habitable floor area it serves, and will be free of FSI. With the permission of Commissioner due to planning constraints <del>it may be allowed to be exceeded up to maximum limit of 4.25%. If it exceeds 4.25%, the excess area shall be counted in FSI.</del></p> <p>(b) For buildings having height up to 70 m, as an alternate, Refuge areas can be provided as RCC cantilever projections at the alternate mid-landing levels of staircase, free of FSI. Each refuge area at mid-landing shall have a minimum width of 3.0 m, and minimum area of 10.0 sqm for residential and 15 sq. m for non-residential buildings.</p>

		(c) In case of buildings up to 32 m height, the terrace floor of the building shall be treated as the refuge area.
	Parking needs to be provided based on area floor plate-unit area.	The essence of TOD is to promote public parking and the parking demand to be considered as only 1/3rd of actual requirement.